

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~not~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 27th day of January, 1981, that the herein Petition for Variance(s) to permit side yard setbacks of 30 feet in lieu of the required 50 feet, for the expressed purpose of constructing a dwelling, in accordance with the site plan filed herein, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

Jan M. N. Jung
Deputy Zoning Commissioner of
Baltimore County



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

October 9, 1981

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Comodori, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Mark E. and Michele A. Weir

Location: S/S Evergreen Lane 575' W. of Beechwood Road

Item No.: 63 Zoning Agenda: Meeting of September 29, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *George M. Thompson* Noted and Approved: *George M. Thompson*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/mb/cm



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3510

TED ZALUSKI JR.
DIRECTOR

October 29, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 63 Zoning Advisory Committee Meeting, September 29, 1981
Are as follows:

Property Owner: Mark E. & Michele A. Weir
Location: S/S Evergreen Lane 575' W. of Beechwood Road
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit a side yard setback of 30' in lieu of the required 50'.

Address: 100 X 201
District: 15th

The items checked below are applicable:

X A. All structures shall conform to the Baltimore County Building Code 1978, and other applicable Codes.

X B. Building/_____ permit shall be required before beginning construction.

X C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required.

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction; no openings permitted within 3' 0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.

F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer verify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 21a.

SPECIAL NOTE: X 1. Comments: See attachments for tidal inundation areas., for compliance.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burdham
Charles E. Burdham, Chief
Plans Review

CEB:rrj



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3510

TED ZALUSKI JR.
DIRECTOR

DATE: October 29, 1981

TO: Mark E. & Michele A. Weir
S/S Evergreen Lane
575' W. of Beechwood Road
Baltimore, Maryland 21221

Application Number _____
or
Zoning Number _____ Item #63

It appears your structure is in a Tidal/Riverine flood area. The attached excerpt from the Baltimore County Building Code appears to be applicable.

Please review and if there are any questions call 494-3287, Plans Review Department for further instructions.

Very truly yours,

Charles E. Burdham
Charles E. Burdham, Chief
Plans Review

CEB:rrj

SPECIAL NOTE FOR CONSTRUCTION IN TIDAL OR RIVERINE AREAS

BILL 199 - 79 BALTIMORE COUNTY BUILDING CODE 1978

EFFECTIVE MARCH 1, 1980

SECTION 319.0 A new section added to read as follows:

SECTION 319.0 Construction in Areas Subject to Flooding.

319.1 Areas Subject to Inundation by Tidewaters.

1. Where buildings or additions are built in areas subject to inundation by tidewaters, the lowest floor (including basement) shall not be lower than one (1) foot above the 100 year flood elevation, as established by the U.S. Army Corps of Engineers or the federal Flood Insurance Study, whichever is the more restrictive. Such buildings or additions shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of the structure, be constructed with materials resistant to flood damage.

2. Crawl spaces under buildings constructed in the tidal flood plain as determined by the U.S. Army Corps of Engineers or the federal Flood Insurance Study, whichever is the more restrictive, shall be constructed so that water will pass through without resulting debris causing damage to the improvements of any property.

3. New or replacement utility systems, including but not limited to water supply, sanitary sewage, electric, gas and oil, must be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and require onsite waste disposal systems to be located so as to avoid impairment of them or contamination from them during flooding.

319.2 Riverine areas subject to inundation by surface waters within the 100 year flood plain.

1. No structure or additions shall be allowed within the 100 year flood plain of any watercourse. The 100 year flood plain shall be based upon the federal Flood Insurance Study or the Department of Public Works, whichever is the more restrictive; this determination shall include planned future development of the watershed area.

2. Reconstruction of residential dwelling units shall be governed by Sections 106.0 or 123.0 as applicable, except that rebuilding or residential dwellings units damaged in excess of 50 percent of physical value shall also be governed by the provisions of subsection 319.1 of this section.

3. Reconstruction of other than residential buildings or structures in the riverine areas shall be made to conform to 319.1 when damage exceeds 50 percent of physical value.

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: 9/25/81

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: 9/29/81

RE: Item No: 63 64, 65, 66
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

No bearing on student population.

Very truly yours,

Nick Petrovich
Hon. Nick Petrovich, Assistant
Department of Planning

WNP/bp

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
S/S of Evergreen Lane, 573'

E of Beechwood Ave., 15th District : OF BALTIMORE COUNTY

MARK E. WEIR, et ux, Petitioners : Case No. 62-131-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2138

I HEREBY CERTIFY that on this 9th day of November, 1981, a copy of the foregoing Order was mailed to Mr. and Mrs. Mark E. Weir, 1207 J Handsworth Place, Baltimore, Maryland 21221, Petitioners.

John W. Hession, III
John W. Hession, III

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
TO: _____ Date: November 17, 1981
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Petition No. 62-131-A Item 63

petition for Variance
South side of Evergreen Lane, 575 ft. East of Beechwood Avenue
Petitioner- Mark E. Weir, et ux

Fifteenth District

HEARING: Tuesday, December 1, 1981 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:ab

PETITION FOR VARIANCE

15th DISTRICT

ZONING: Petition for Variance
LOCATION: South side of Evergreen Lane, 575 ft. East of Beechwood Ave.
DATE & TIME: Thursday, January 7, 1982 at 9:45 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Ave., Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit side yard setbacks of 30 feet instead of the required 50 feet

The Zoning Regulation to be excepted as follows:

Section 1A04.3B.3 - Minimum side yard setbacks in an R.C.5 Zone

All that parcel of land in the Fifteenth District of Baltimore County

Being the property of Mark E. Weir, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, January 7, 1982, at 9:45 A.M.
 Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
 WILLIAM E. HAMMOND
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

DESCRIPTION FOR ZONING

Mark E. and Michele A. Weir, Lots #113 and #114

Beginning at a point 575 feet east of Beechwood Road on the south side of Evergreen Lane known as Lots #113 and #114 of Evergreen Park, subdivision as filed in Baltimore County Records, Liber 7, Folio 174, 15th Election District.



BALTIMORE COUNTY
 OFFICE OF PLANNING & ZONING
 TOWSON, MARYLAND 21204
 494-3353

WILLIAM E. HAMMOND
 ZONING COMMISSIONER

December 31, 1981

Mr. and Mrs. Mark E. Weir
 1207 J. Handworth Place
 Baltimore, MD 21221

RE: Petition for Variance
 S/s Evergreen Lane, 575' E of Beechwood Ave.
 Case #82-131-A

Dear Mr. and Mrs. Weir:

This is to advise you that \$43.13 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,

WILLIAM E. HAMMOND
 Zoning Commissioner

BALTIMORE COUNTY, MARYLAND		No. 104512	
OFFICE OF FINANCE - REVENUE DIVISION			
MISCELLANEOUS CASH RECEIPT			
DATE 1/7/82	ACCOUNT 01-642		
AMOUNT \$43.13			
RECEIVED FROM Mark E. Weir			
FOR Posting & Advertising of Case #82-131-A			
22432217		43130	
VALIDATION OR A.S. NATURE OF CASHIER			

NOTICE OF HEARING

RE: Petition for Variance
 S/s Evergreen Lane, 575 ft. E of Beechwood Ave.
 Mark E. Weir, et ux - Petitioners
 Case #82-131-A

TIME: 9:45 A.M.

DATE: Thursday, January 7, 1982

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

ZONING COMMISSIONER OF
 BALTIMORE COUNTY

PETITION FOR VARIANCE

15th DISTRICT

ZONING: Petition for Variance
LOCATION: South side of Evergreen Lane, 575 ft. East of Beechwood Ave.
DATE & TIME: Tuesday, December 1, 1981 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Ave., Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit side yard setbacks of 30 feet instead of the required 50 feet.

The Zoning Regulation to be excepted as follows:

Section 1A04.3B.3 - Minimum side yard setbacks in an R.C.5 Zone

All that parcel of land in the Fifteenth District of Baltimore County

Being the property of Mark E. Weir, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, December 1, 1981 at 9:30 A.M.
 Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Ave, Towson, Maryland

BY ORDER OF
 WILLIAM E. HAMMOND
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

OLD

DESCRIPTION FOR ZONING

Mark E. and Michele A. Weir, Lots #113 and #114

Beginning at a point 575 feet east of Beechwood Road on the south side of Evergreen Lane known as Lots #113 and #114 of Evergreen Park, subdivision as filed in Baltimore County Records, Liber 7, Folio 174, 15th Election District.

Mr. and Mrs. Mark E. Weir
 1207 J. Handworth Pl.
 Baltimore, MD 21221

November 3, 1981

NOTICE OF HEARING

RE: Petition for Variance
 S/s Evergreen Lane, 575' E of Beechwood Ave.
 Case #82-131-A Item #63

TIME: 9:30 A.M.

DATE: Tuesday, December 1, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

ZONING COMMISSIONER OF
 BALTIMORE COUNTY



BALTIMORE COUNTY
 OFFICE OF PLANNING & ZONING
 TOWSON, MARYLAND 21204
 494-3353

WILLIAM E. HAMMOND
 ZONING COMMISSIONER

January 8, 1982

Mr. & Mrs. Mark E. Weir
 7958 Wynbrook Road
 Baltimore, Maryland 21224

RE: Petition for Variance
 S/S of Evergreen Lane, 575' E of
 Beechwood Ave. - 15th Election
 District
 Mark E. Weir, et ux - Petitioners
 NO. 82-131-A (Item No. 63)

Dear Mr. & Mrs. Weir:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

JEAN M. H. JUNG
 Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John V. Hessian, II, Esquire
 People's Counsel

Mr. & Mrs. Mark E. Weir
1207-J Handworth Place
Baltimore, Md. 21221

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 24th day
of December, 1981

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Mark E. Weir, et ux

Petitioner's Attorney _____ Reviewed by Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15 Date of Posting 12/12/81
Posted for: Petition for Variance
Petitioner: Mark E. Weir, et ux
Location of property: 575 Evergreen Ln. 575' E of
Beechwood Ave
Location of Signs: front of property (Young Evergreen Ln)
Remarks: _____
Posted by Sean J. Coleman Date of return: 12/24/81
Signature _____

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 17th day of September, 1981.

Filing Fee \$ 25.00

Received: ☒ Check
☐ Cash
☐ Other

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 101699

William E. Hammond
E. Hammond, Zoning Commissioner

DATE 11/3/81 ACCOUNT 21-662

AMOUNT \$ 25.00

RECEIVED Mark E. Weir

FOR Filing fee for Case #82-131-A

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD. December 17, 1981

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., on December 17,
1981, successive weeks before the 17th day of December,
1981.

THE JEFFERSONIAN
L. Frank Sullivan
Manager.

Cost of Advertisement, \$ _____

PETITION FOR VARIANCE
15th DISTRICT

ZONING: Petition for Variance
LOCATION: South side of Evergreen Lane, 575 ft. East of Beechwood Ave.
DATE & TIME: Thursday, January 7, 1982 at 9:45 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Petition for Variance to permit side yard setbacks of 30 feet instead of the required 50 feet.
Section 1A04.3B.3 - Minimum side yard setbacks in an R.C. 5 Zone
All that parcel of land in the Fifteenth District of Baltimore County, beginning at a point 575 feet east side of Evergreen Lane known as Lot #113 and #114 of Evergreen Park, subdivision as filed in Baltimore County Records, Liber 7, Folio 174, 15th Election District, being the property of Mark E. Weir, et ux, as shown on plat plan filed with the Zoning Department.
Hearing Date: Thursday, January 7, 1982, at 9:45 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
By Order of:
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
Dec. 17.

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>DI</u>	Revised Plans:					Change in outline or description				
Previous case: <u>78-243A</u>	Map # _____					Yes _____ No _____				

Petition for
Variance
15th DISTRICT

ZONING: Petition for Variance
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Building, 111 W. Chesapeake Ave., Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
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Hearing Date: Thursday, January 7, 1982, at 9:45 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Ave., Towson, Maryland.
BY ORDER OF
WILLIAM E. HAMMOND
Zoning Commissioner of Baltimore County

The Times

Middle River, Md., December 17, 1981

This is to Certify, That the annexed

was inserted in The Times, a newspaper printed
and published in Baltimore County, once in each
of one successive
weeks before the 17th day of December,
1981.
John S. W. [Signature] Publisher.

